

Submitted: March 19, 2015

Approved: March 19, 2015

**MINUTES OF THE ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MEETING NO. 02-2015  
Thursday, February 19, 2015**

The City of Rockville Historic District Commission convened  
in the Mayor and Council Chambers on  
February 19, 2015 at 7:00 p.m.

**PRESENT**

Rob Achtmeyer  
Craig Moloney  
Anita Neal-Powell  
Jessica Reynolds

**Present:** Payman Tehrani, Senior City Attorney  
Jim Wasilak, Chief of Planning  
Sheila Bashiri, Historic Preservation Planner

*In the absence of Chair Hansen, Commissioner Moloney moved, seconded by Commissioner Reynolds to nominate Commissioner Achtmeyer as Chair Pro Tem for this session. The motion passed 4-0 (Commissioner Hansen was absent).*

**I. AGENDA REVIEW WORKSESSION/EXECUTIVE SESSION** began at 7:00 p.m. in the Black Eyed Susan Room and no decisions were made.

**II. COMMITTEE/ORGANIZATION REPORTS**

- A. Miriam Bunow, Education and Outreach Manager at Peerless Rockville, offered information on upcoming events, including a Historic Preservation Tax Credit workshop on February 24. You may contact Peerless for more information on 301-762-0096, or see [www.peerlessrockville.org](http://www.peerlessrockville.org).
- B. Anita Neal Powell, Executive Director of the Lincoln Park Historical Society, announced the 38<sup>th</sup> Anniversary Celebration of the society, as well as the 10<sup>th</sup> Anniversary of the Leroy E. Neal Center for African American History, to be held on February 22 at Mt. Calvary Baptist Church. You may contact the Foundation for more information on 301-674-1644, or email to [lincolnparkhist@aol.com](mailto:lincolnparkhist@aol.com).
- C. Public Comments/Open Forum – There were no public comments.

**III. CONSENT AGENDA**

**A. APPROVAL OF MINUTES:** January 15, 2015

*Commissioner Reynolds moved, seconded by Commissioner Neal-Powell, to approve the Consent Agenda. The motion passed 4-0. (Commissioner Hansen was absent).*

#### IV. EVALUATION OF SIGNIFICANCE FOR DEMOLITION

- A. **HDC2015-00718, Syed Abbas and Afshan Naqvi** of 112 Monument Street, for an Evaluation of Significance to allow demolition of the existing dwelling.

Sheila Bashiri presented the staff report and stated the property does not meet any of the adopted HDC criteria for historic designation and recommends against historic designation.

Commissioner Moloney stated that although he knew the builder of the property, John Petit, and did a lot of work for his company, he believes that won't impact his ability to be objective in the review of this matter.

The owner of the property thanked staff for their assistance during the process.

*Commissioner Moloney moved, seconded by Commissioner Reynolds, that 112 Monument Street does not meet any of the adopted HDC criteria for historic designation. The motion passed 4-0. (Commissioner Hansen was absent).*

#### V. CERTIFICATE OF APPROPRIATENESS

- A. **HDC2015-00719, Carlos A. Tabares** of 107 Fleet Street for a Certificate of Approval to construct an accessible ramp and porch railing.

Sheila Bashiri presented the staff report and recommends approval of the addition of an accessible ramp, replacement of the porch railing and the replacement of the cellar door. Replacement of the rear porch and stair railing must match the front porch railing. This condition must be met to comply with the Department of Interior Standards 6 and 9.

Carlos Tabares, contractor, provided a brief summary of the proposed work on the building. He also answered questions from the HDC.

*Commissioner Reynolds moved, seconded by Commissioner Neal-Powell, to approve application HDC2015-00719, for the addition of the new accessible ramp, replacement of the rear porch railing and the replacement of the cellar door, subject to the condition that the rear porch and stair railing must match the front porch railing. Commissioner Moloney offered a friendly amendment that the ramp railing construction match the detail and color of the porch railing, which was accepted by Commissioner Reynolds.*

*The motion passed 4-0 (Commissioner Hansen was absent).*

#### VI. EVALUATION OF SIGNIFICANCE FOR DEMOLITION (continuation)

- A. **HDC2015-00712, JBG/5 Choke Cherry, LLC & JBG/ Market Square II, LLC, 5 Choke Cherry Road**, for an Evaluation of Significance to allow demolition of an existing office building.

Sheila Bashiri presented her staff memo, which provided more information on the building's architect, John Sullivan, and his body of work in Rockville, as requested by the HDC at the December 2014 meeting. She stated that staff continues to find that the property does not meet any of the adopted HDC criteria for historic designation and recommends against historic designation.

Bob Harris with Lerch Early and Brewer, representing applicant JBG, was present along with Devon Lauer from JBG. He commended staff on the thorough report and agrees with staff's recommendation.

Nancy Pickard of Peerless Rockville thanked Ms. Bashiri on her efforts and also stated that other buildings designed by Mr. Sullivan within the City should be considered for future historic designation.

*Commissioner Neal-Powell moved, seconded by Commissioner Moloney, recommending against historic designation of the property at 5 Choke Cherry Road, based on the failure to meet any of the criteria per Appendix A of the Historic Resources Management Plan definition and criteria for historic resources in the City of Rockville.*

*The motion passed 4-0 (Commissioner Hansen was absent).*

## **VII. DISCUSSION**

- A. HDC Retreat** – Ms. Bashiri said she was not able to rent the Cottage at Glenview but is looking into the Pump House as an alternative venue for the April 18<sup>th</sup> retreat.
- B. Update on designation process text amendment** – Ms. Bashiri stated that the text amendment went before the Planning Commission on February 11, 2015 and received a favorable recommendation, and will go to Mayor and Council on March 2, 2015 for a public hearing.
- C. Historic Preservation Work Plan** – Ms. Bashiri reported that work has begun in-house starting with changes to both the Zoning Ordinance and Rules of Procedure. She also stated that Susan Swift will discuss the proposed work plan and changes to the Master Plan, Historic Resources Management Plan and Design Guidelines with the Mayor and Council on March 16.

## **VI. ADJOURN**

There being no further business to come before the Commission, Chair Pro Tem Achtmeyer adjourned the meeting at 8:37 p.m.

Respectfully Submitted

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Sandra Y. Driver, Commission Secretary